

RAPPAPORT

THE SHOPS AT TELEGRAPH VILLAGE Alexandria, Virginia

3,000 SF Anchor Opportunity Available



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THE SHOPS AT TELEGRAPH VILLAGE FACTS-AT-A-GLANCE

- 36,775-square-foot neighborhood shopping center
- Located at the intersection of South Kings Highway and Telegraph Road next to the Stonybrooke, Vantage and Woodstone Communities
- Boasts high average household incomes of \$139,106 within a 1-mile radius
- Surrounded by a dense daytime population of more than 45,000 within a 3-mile radius
- Co-tenants include The Little Gym, Glam Nails Day Spa, Grounded Coffee and the Veteran's Administration Outpatient Clinic

DEMOGRAPHICS (2013)	1 MILES	3 MILES	5 MILES
POPULATION	9,604	140,924	363,646
AVG HH INCOME	\$139,106	\$110,513	\$117,118
EMPLOYEES	2,097	45,310	161,089

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Space	Sq. Ft.	Tenant Name
1	3,262	7-Eleven
010	3,900	Little Gym of Alexandria
040	1,300	State Farm Insurance
050	2,025	Grounded Coffee Shop
060	1,047	Hayfield Insurance
070	1,023	Telegraph Dentists
080	2,536	Glam
100	1,268	Telegraph Cleaners
110	1,268	Telegraph Barber
120	1,300	Asian Food Garden
140	1,500	Paisano's
150	3,000	Available
204	3,784	CBOC/VA Center
205-208	12,824	Accenture National Security Services

